

IN RE: DEVELOPMENT PLAN HEARING AND PETITIONS FOR SPECIAL HEARING AND VARIANCE - NE/S Stemmers Run Road, S of Norris Lane (Kenwood's Choice) 15th Election District 5th Councilmanic District Odessa Development, Inc. Owner/Developer

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XV-220, 94-115-SPH and 94-116-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan prepared by George W. Stephens, Jr., & Associates, Inc., for the proposed development of the subject property by Odessa Development, Inc., Owner, with 15 single family dwellings, in accordance with Developer's Exhibits 1 and 2. In addition to Development Plan approval, the Owner seeks a special hearing to amend the Final Development Plan of Ka'Nan, in accordance with Section 1801.3.A. 7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to the Petition for Special Hearing filed in Case No. 94-115-SPH, and relief from Section 1801.2.C.1.b of the B.C.Z.R. to permit a setback of an additional 8 feet for buildings located adjacent to arterial roadways in lieu of the required additional 20 feet for Lots 5, 17, 18 and 19, pursuant to the Petition for Variance filed in Case No. 94-116-A. The relief sought herein is more particularly described on the development plan submitted into evidence as Developer's Exhibits 1 and 2, and Petitioner's Exhibits 1.

Appearing at the public hearing required for this project were Michael Alderman, President of Odessa Development, Inc., and J. Strong Smith and Barrett Peterson, with G. W. Stephens, Jr. and Associates, Inc., the engineering firm who prepared the Development Plan for the subject site. Numerous representatives of the various Baltimore County agencies

In addition to Development Plan approval, the Owners requested a special hearing and variance pursuant to the Petitions filed in Case Nos. 94-115-SPH and 94-116-A. The special hearing was necessary due to the fact that this property was the subject of a previously approved development plan, known as Ka'Nan, in 1981. As such, an amendment to the previously approved plan to show the proposed improvements to the property is necessary. The variance relief sought is necessary for proposed lots 5, 7, 18, and 19 which are situated along Stemmers Run Road. Inasmuch as Stemmers Run Road is an arterial roadway, the relief requested is necessary in order to develop the property as proposed and maintain a setback consistent with other homes existing along Stemmers Run Road.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

In view of the required additional 20 feet for lots 5, 17, 18 and 19, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Timothy M. Roto
TIMOTHY M. ROTO
Hearing Officer
for Baltimore County

TMR:bjs

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 94-115-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a first amendment to the final development plan of Ka'Nan, in accordance with B.C.Z.R. Section 1801.3.A.7.b. The property is located along Stemmers Run Road, S of Norris Lane and east side of Stemmers Run Road, existing and proposed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Odessa Development, Inc. 11550 Stemmers Run Road, Suite 100, Towson, MD 21204
Signature: *Michael Alderman*
Address: 11550 Stemmers Run Road, Suite 100, Towson, MD 21204
City and State: Towson, MD 21204

Legal Owner(s): 14500 Norris Lane, Suite 100, Baltimore, MD 21204
(Type or Print Name)
Signature: *George W. Stephens, Jr.*
(Type or Print Name)
Address: 14500 Norris Lane, Suite 100, Baltimore, MD 21204
City and State: Baltimore, MD 21204

Attorney for Petitioner: *George W. Stephens, Jr.*
(Type or Print Name)
Signature: *George W. Stephens, Jr.*
Address: 14500 Norris Lane, Suite 100, Baltimore, MD 21204
City and State: Baltimore, MD 21204

Attorney's Telephone No.: 410-381-8888

NAME, ADDRESS AND PHONE NUMBER OF LEGAL OWNER, CONTRACT PURCHASER OR REPRESENTATIVE TO BE NOTICED
George William Stephens, Jr. & Associates, Inc.
Name
1550 Kenilworth Drive
Address
Towson, MD 21204
Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2 HR.
AVAILABLE FOR HEARING
FOR / FROM / AND - MEET TWO MONTHS
ALL OTHER DATE
REVISED BY: DATE

NO REVIEW
9-15-93
WCR

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 9/15/93
Posted for: *Odessa Development, Inc. 11550 Stemmers Run Road, Suite 100, Towson, MD 21204*
Petitioner: *Odessa Development, Inc. 11550 Stemmers Run Road, Suite 100, Towson, MD 21204*
Location of property: *14500 Norris Lane, Suite 100, Baltimore, MD 21204*
Location of Signs: *Facing roadway on property by hand-carried*
Remarks: *Nothing*
Posted by: *Michael Alderman* Date of return: 11/1/93
Number of Signs: 3

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PUBLISHER'S PUBLISHING COMPANY
September 30, 1993 Issue - Jeffersonian
Please forward billing to:
Odessa Development Corporation
11835 Sharbourn Road
Towson, Maryland 21203
410-825-8120

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-115-SPH (Item 122)
164.5' NE from the intersection of Stemmers Run Road and Norris Lane
15th Election District - 5th Councilmanic
Legal Owner(s): Sandra Andryjak
Contract Purchaser/Lessee: Odessa Development Corporation
Special Hearing to amend the final development plan of Ka'Nan.

CASE NUMBER: 94-116-A (Item 123)
165.5' NE from intersection of Stemmers Run and Norris Lane
Lot 84 - 613 Burris Lane
15th Election District - 5th Councilmanic
Legal Owner(s): Sandra Andryjak
Contract Purchaser/Lessee: Odessa Development Corporation
Variance to permit a setback of an additional 8 feet for buildings located adjacent to arterial roadways in lieu of the required additional 20 feet on Lots 5, 17, 18 and 19.

HEARING: THURSDAY, OCTOBER 28, 1993 at 9:00 a.m. in Rm. 106 County Office Building.

LAWRENCE E. SCHNEIDER
SENIOR COMMISSIONER FOR BALTIMORE COUNTY

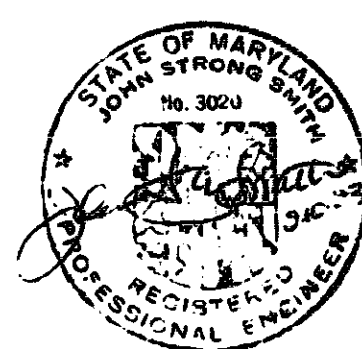
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, PLEASE CALL 887-3391.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
648 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

DESCRIPTION OF KA'NAN SUBDIVISION

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF NORRIS LANE, SAID POINT OF BEGINNING BEING ALSO LOCATED NORTH 36° 40' EAST 164.5 FEET FROM THE INTERSECTION OF THE CENTERLINES OF STEMMERS RUN ROAD AND NORRIS LANE RUNNING THENCE LEAVING SAID POINT OF BEGINNING, BINDING ON THE SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSE:
1) NORTH 44° 42' 28" EAST 253.24 FEET THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES
2) SOUTH 41° 12' 20" EAST 526.40 FEET,
3) SOUTH 51° 19' 40" WEST 401.09 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF STEMMERS RUN ROAD RUNNING THENCE BINDING ON SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES
4) NORTH 36° 26' WEST 217.19 FEET,
5) ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 58.76 FEET, A RADIUS OF 1000 FEET, AND CHORD NORTH 38° 04' WEST 58.75 FEET,
6) NORTH 39° 45' WEST 84.43 FEET THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES
7) NORTH 48° 16' 20" EAST 135.76 FEET,
8) NORTH 46° 10' WEST 130.40 FEET TO THE POINT OF BEGINNING, CONTAINING 4.07 ACRES OF LAND MORE OR LESS.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



receipt

9/15/93 94-115-SPH Number 122 (WCR)

94-115-SPH

94-115-SPH - SPECIAL HEARING - \$250.00
94-115-SPH - SIGN POSTING - \$5.00
TOTAL - \$255.00

Lawrence E. Schneider
Senior Commissioner for Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 18, 1993

Thomas X. Alderman, Esquire
Alderman, 10th & Bays, P.O.
300 W. Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-115-SPH, Item No. 122
Petitioner: Sandra Andrejak, et al
Petition for Special Hearing

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES

Mr. Arnold Jablon, Director
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 94-115-SPH, Item No. 122
Petitioner: Sandra Andrejak, et al
Petition for Special Hearing

Dear Mr. Alderman:

The Development Plan Review Section has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed



Maryland Department of Transportation
State Highway Administration

O. James Lougher
Secretary
Hal Kaysaff
Administrator

9-22-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 94-115-SPH
Item No. 122 (WCR)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

To: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Hal Kaysaff, Administrator
O. James Lougher, Secretary

DATE: September 15, 1993

SUBJECT: 94-115-SPH, Item No. 122

INFORMATION

Item No. 122

Petitioner: Sandra Andrejak, et al

Property No. 122

Zoning: R-1

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS

On September 15, 1993, the Zoning Plans Advisory Committee (ZAC) reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Prepared by: Jeffrey M. Jones

Division Chief: Jeffrey M. Jones

Review:

ZAC 122/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

October 5, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #122 - Ka'Nan (Kenwoods Choice)
South side of Norris Lane and east side of Stemmers Run Road
Zoning Advisory Committee Meeting of September 27, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with the Forest Conservation Regulations.

JLP:sp

KA'NAN/DEPRM/TXTSBB

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

SEPTEMBER 28, 1993

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA - MEETING OF SEPTEMBER 27, 1993

RE: Property Owner: Clarence Cox
Location: #2929 Eastern Boulevard
Item No.: #113 (MJK)
No Comments.

RE: Property Owner: Jacqueline Lois LeConte
Location: #3 St. Timothy's Lane
Item No.: #118 (RT)
1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
Sprinklers shall be installed in accordance with MD State Code, State Bill #658.

RE: Property Owner: Eva M. Nolan & Nicholas J. Nolan
Location: #4342 Penn Avenue
Item No.: #119 (RT)
No Comments.

RE: Property Owner: Dorothy M. Beaman
Location: #1402 Edmondson Avenue
Item No.: #120 (JCM)
No Comments.

RE: Property Owner: Melvin Gladney and Parmie Gladney
Location: #6734 Dogwood Road
Item No.: #121 (JCM)
No Comments.

RE: Property Owner: Sandra Andrejak
Location: NE/S Stemmers Run Road & #613 <Norris Lane - Kenwood's>
Item No.: #122 (WCR) & #123 (WCR)
No Comments.

RE: Property Owner: William Hirschfeld and Loretta Hirschfeld
Location: #15 Merry Hill Court
Item No.: #124 (JLL)
No Comments.

Printed with Recycled Ink
on Recycled Paper

RE: Property Owner: Harry Lichtman
Location: #2708 #16 Old North Point Boulevard
Item No.: #125 (WCR)
No Comments.

RE: Property Owner: Lawrence Walter Krastel and Jane Cecelia Krastel
Location: #13014 Gent Road
Item No.: #126 (JLL)
No Comments.

RE: Property Owner: Lorenz F. Nowack and Helen J. Nowack
Location: #13 Prettyboy Garth
Item No.: #127 (JRF)
No Comments.

RE: Property Owner: Denise Gulino & Robert Gulino
Location: #9544 Hickory Falls Way
Item No.: #128 (JRF)
No Comments.

RE: Property Owner: W. Curtis Russell and Sarah B. Russell
Location: #333 West Seminary Avenue
Item No.: #129 (JJS)
No Comments.

Pursuant to your request, the referenced properties have been surveyed by this Bureau and the comments above are applicable and required to be corrected or incorporated into the final plans for the property.

Reviewed By: RPS/keh
Fire Prevention Bureau
Robert P. Sauers (Vice)

RPS/keh

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 27, 1993

Thomas X. Alderman, Esquire
300 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #122)
Legal Owner: Sandra Andrejak
Ka'Nan Subdivision
15th Election District

Dear Mr. Alderman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3353.

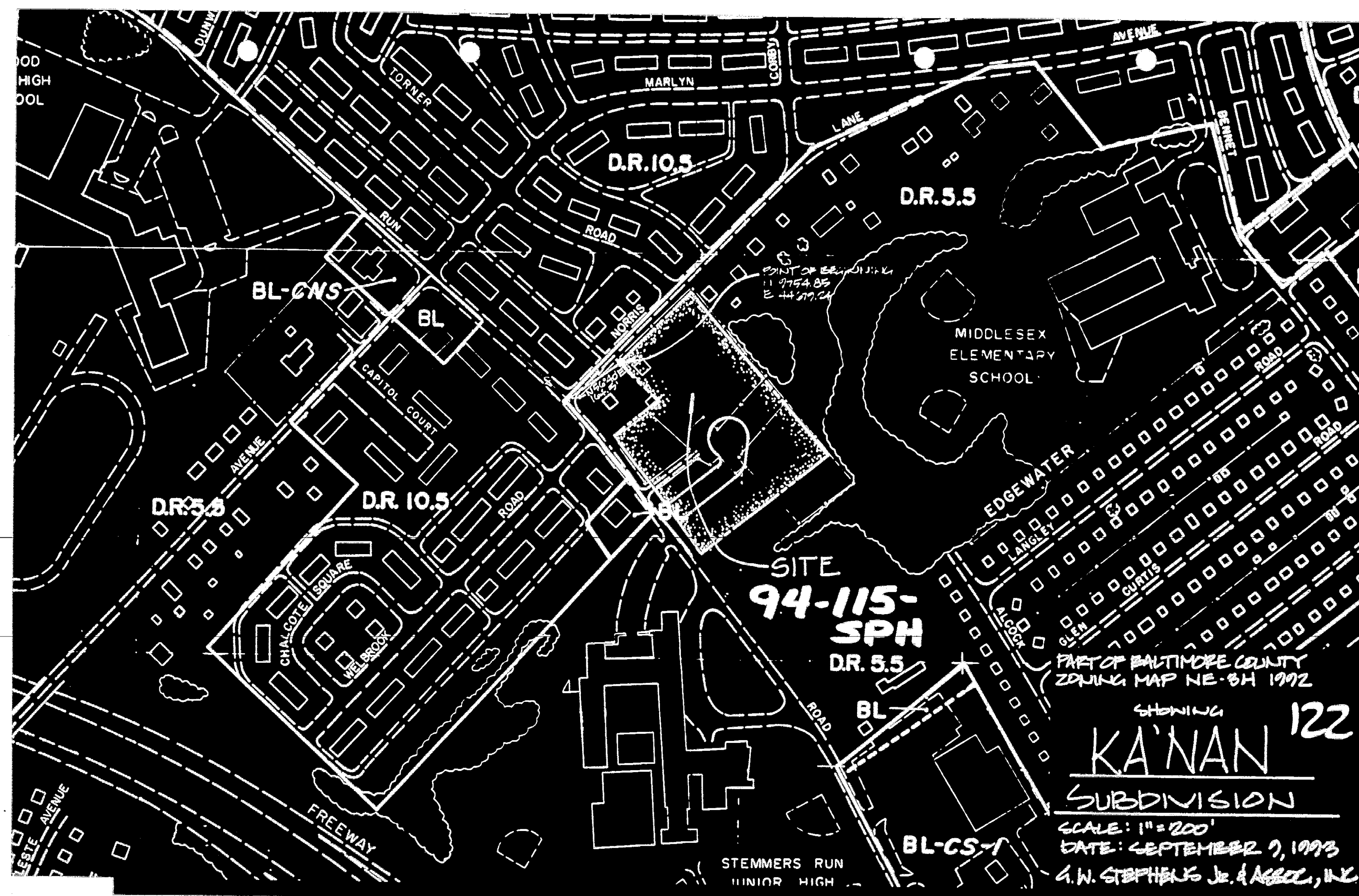
Very truly yours,

Catherine A. Milton
Planner I

CAM:scj

cc: Zoning Commissioner

Enclosure: Receipt



SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units/Acre	Units Proposed
DR-SS	4.52	34.0	N/A	19
Total	4.52	34.0	N/A	19

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed (Acres)	Average Daily Trips	Phase	Development Schedule
SINGLE-FAMILY	4 EXIST 15 PROP	50	30	0.284	0.324	100		
Total	19	50	30	0.284	0.324	100		

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	
100 Year Flood Plain	
Forest Buffer (DEPRM approved)	
Amenity Areas	
Trails and Connectors	
Other: PASSIVE OPEN SPACE	0.324
FOREST RETENTION AREA	
Total Provided	0.324
Proposed Ownership	BALTO CO

Undeveloped Areas	Acres
Storm Water Management	0.307
HQA/COA Areas	
Other (FOREST CONSERV)	0.296
Total Provided	0.545

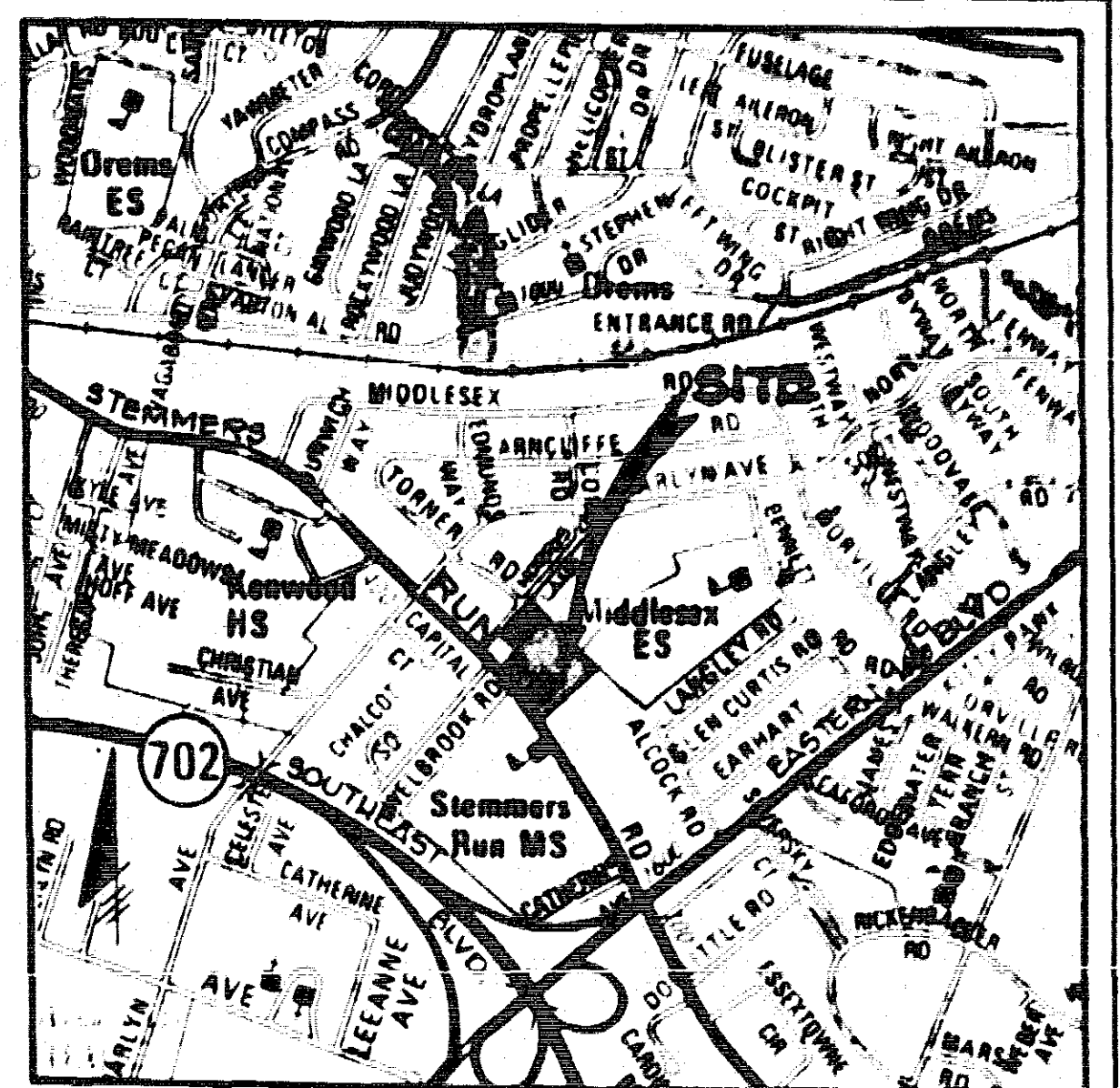
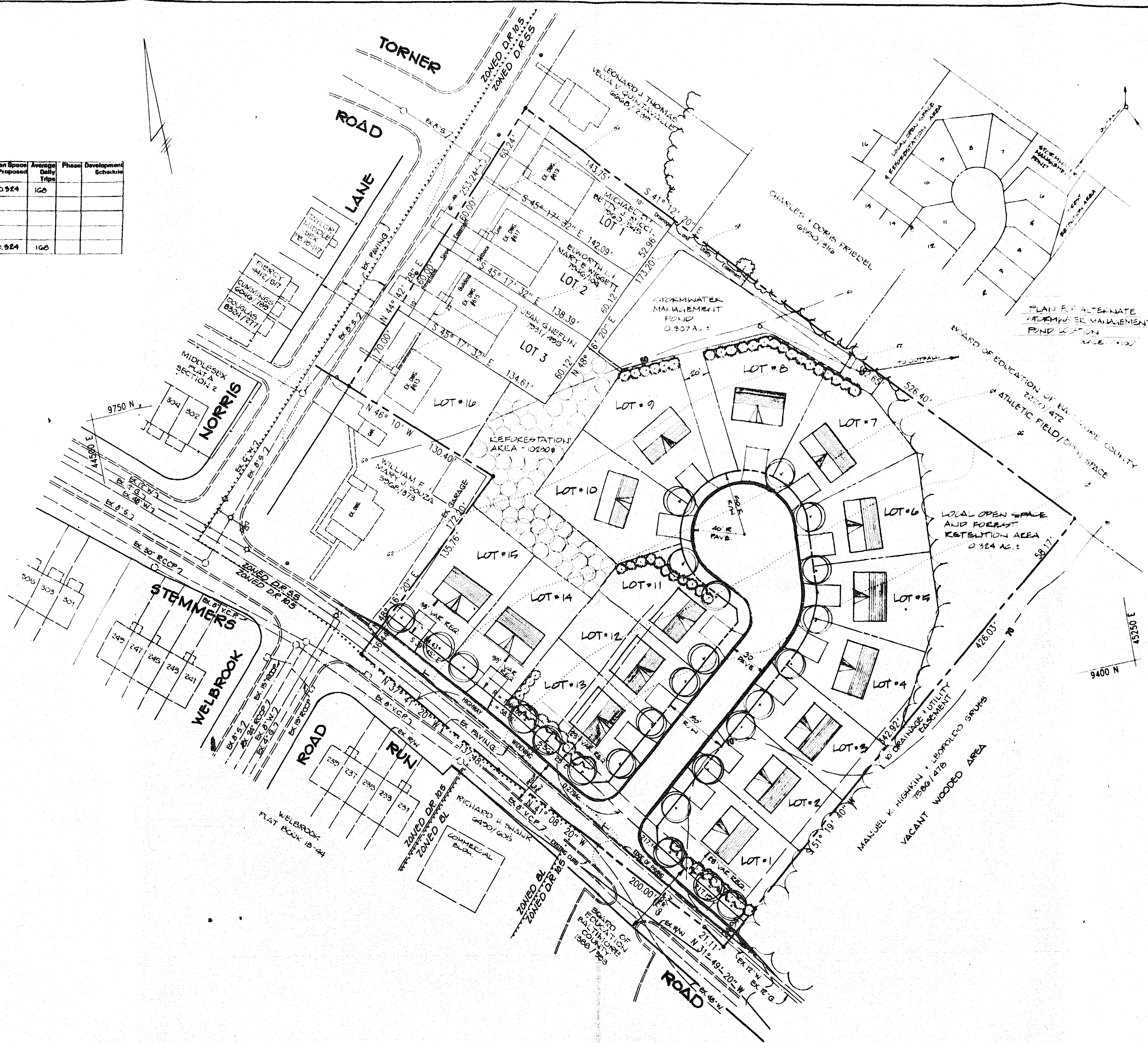
ADDITIONAL INFORMATION

Anticipated Actions:
 Variances -
 Waivers - NONE
 Special Exceptions - NONE
 Other - NONE

Consistency with design manuals.

ZONING REQUEST

1) VARIANCE FROM SEER 1501.20.10 TO PERMIT AN ADDITIONAL SETBACK OF 3' FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS IN LIEU OF THE REQUIRED 20' ON LOTS 1, 13, 14, 15.



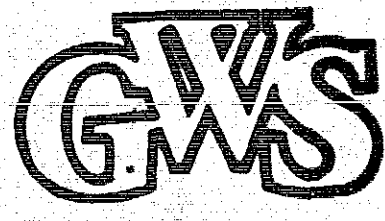
VICINITY MAP
 SCALE: 1" = 400'

XV-220



MD 3000
 R-1
 1/1/93

RESUBDIVISION OF KAYAN LOT #4
 PLAT REFERENCE - E.H.K. JR. LIBER 47 FOLIO 84



GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

OWNER/DEVELOPER
 ODESSA DEVELOPMENT, INC.
 11805 SHERBOURNE DRIVE
 TIMONIUM, MARYLAND 21088

TAX ACCOUNT # 1000001594

CONCEPT PLAN SITE PROPOSAL MAP

KENWOOD'S CHOICE

BALTIMORE COUNTY, MARYLAND
 ELECTION DISTRICT # 15
 COUNCILMANIC DISTRICT # 3
 SCALE: 1" = 40'
 DATE: JUNE 1, 1993

[illegible]

GENERAL INSTRUCTIONS:

1. Drawings show frames are for the location of all principal buildings only. Auxiliary structures, fences and projections into yards are not shown. Construction of the drawings is not comply with Sections 400 and 504 of the Baltimore County Zoning Regulations. (Subject to comments and approval by Planning Service.)

2. Auxiliary structures, fences and projections into yards cannot be located in flood plain areas or hydro units.

NOTES:

1. This development plan is approved by the President of S.A.D.M. based on the representation of the zoning commission that the proposed development is in accordance with the zoning ordinance. The proposed project, design and all controls as they are delineated in the regulations. Any part of parcel for this tract that has been utilized for another purpose or for other uses shall not be further subdivided or divided for additional buildings or any purpose other than that indicated previously on said plan. Utilization will not occur when a building is abandoned and transferred for the

<u>SOIL TYPES & LIMITATIONS</u>				
TYPE	BUILDING	BUILDING	PARKING	CLASS
	W/ BASEMENT	W/O BASEMENT		
LAB	SEVERE	SEVERE	SEVERE	C

. CIVIL ENGINEERS & LAND SURVEYORS



A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the bottom and "STATE OF TEXAS" at the top. In the center, there is a shield-like emblem with the letters "PE" and the number "12345" below it.

TAX ACCOUNT # 120000159

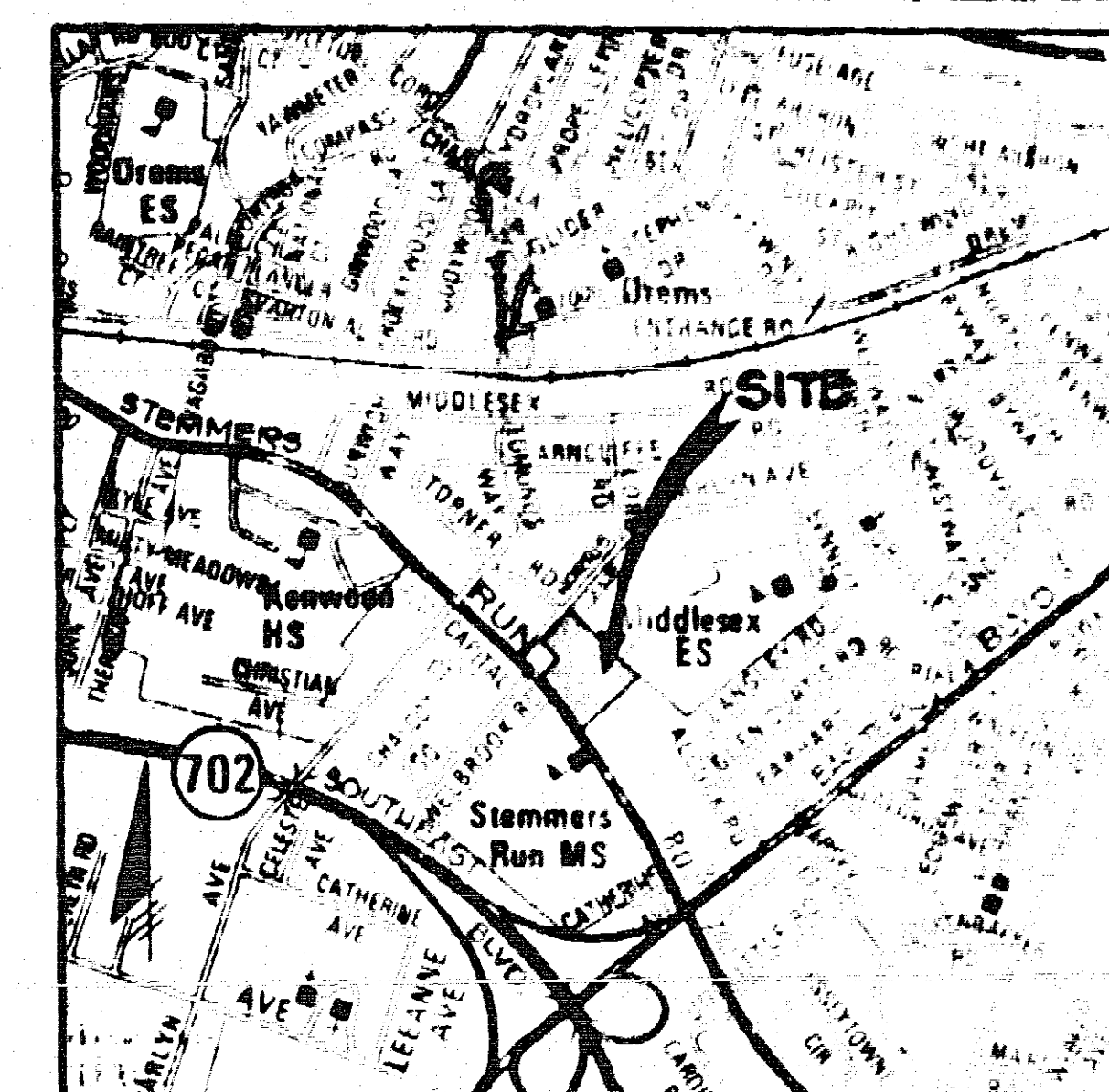
OFFICE OF MANAGEMENT AND BUDGETING
Approved by:
Director of Accounting

RESUBDIVISION OF KAI'NAN LOT #4

PLAT REFERENCE - E.H.K. JR. LIBER 47 FOLIO 34

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT # 15
CONGRESSIONAL DISTRICT # 5

SCALE: 1" = 40'
DATE: SEPTEMBER 9, 1979



VICINITY MAP

GENERAL NOTE

1. DEED REFERENCE _____
2. TAX ACCOUNT NUMBER _____
3. ELECTION DISTRICT _____
4. COUNCILMAN'S DISTRICT _____
5. WATERSHED _____
6. SUBWATERSHED _____
7. CENSUS TRACT _____

708

- | | | | | | |
|----|---|--------------------|-------------------------|---------|---------|
| 8 | SITE AREA | NET TOTAL: 4.02 AC | 4.02 AC | 4.02 AC | 4.02 AC |
| 9 | EXISTING ZONING | | | | |
| 10 | EXISTING USE | | RESIDENTIAL SUBDIVISION | 1.00 AC | 1.00 AC |
| 11 | PROPOSED USE | | RESIDENTIAL SUBDIVISION | 4.02 AC | 4.02 AC |
| 12 | DENSITY ALLOWED | | 5.5 U/L | 4.02 AC | 4.02 AC |
| 13 | UNITS PROPOSED | | 22.11 | 22.11 | 22.11 |
| 14 | LOCAL OPEN SPACE AND LAND DEDICATED TO OPEN SPACE | | | | |
| 15 | AVERAGE DAILY TRIPS (A.D.T.) PER HOUR | | | | |
| 16 | ALL LOTS SHOWN ON THIS PLAN ARE FOR SALE | | | | |

ENVIRONMENTAL

17. THERE ARE NO WETLANDS, STREAMS, FLOOD PLAINS OR SLOPES GREATER THAN 25% ON THIS SITE.
18. THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES, HABITATS OR HISTORICAL BUILDINGS/SITES KNOWN TO EXIST ON THIS SITE.
19. THERE ARE NO WELLS, SEPTICS OR UNDERGROUND STORAGE TANK KNOWN TO EXIST ON THIS SITE.

PARKIN

20. EACH HOUSE TO HAVE 2 OFF STREET PARKING SPACES
16 UNITS x 2 SPS/UNIT

21 MINIMUM BUILDING SETBACK REQUIREMENTS

- FROM A FRONT BUILDING FACE TO A PUBLIC STREET RIGHT OF WAY LINE. 25 FEET
- BETWEEN SIDE BUILDING FACES. BUILDINGS UP TO 20 FEET IN HEIGHT. 6 FEET
BUILDINGS WITH HEIGHTS GREATER THAN 20 FEET. 10 FEET
- FROM A REAR BUILDING FACE TO A REAR PROPERTY LINE OR PUBLIC STREET RIGHT OF WAY. 10 FEET
- FROM A SIDE BUILDING FACE TO A PUBLIC STREET RIGHT OF WAY AND/OR TRACT BOUNDARY. 15 FEET
- FROM A SIDE OR FRONT BUILDING FACE TO THE REAR LOT PAYING LINE. 25 FEET

22 LANDSKAPINK

- THIS SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.

- | | |
|---|---------------|
| PLANTING REQUIRED: | |
| ADJACENT ROAD | 230 LF @ 1.50 |
| INTERIOR ROAD | 320 LF @ 1.70 |
| SCREENING OF SIDE & REAR YARD FROM R.W. | 210 LF @ 1.15 |
| SCREENING OF SWAMP FACILITY FROM ADJACENT LOT | 160 LF @ 1.15 |
| TOTAL PLANTING REQUIRED | |
| 1,920 LF @ 1.48 | |
| PLANTING PROVIDED | |
| MAJOR DECIDUOUS | 53 @ 1.1 |
| EVERGREEN | 48 @ 2.2 |
| SHRUBS | 53 @ 1.1 |
| TOTAL PLANTING PROVIDED | |

23. HOUSES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO DEPICT FINAL BUILDING FOOTPRINT OR LOCATION. BUILDINGS WILL BE LOCATED WITHIN SHOWN ENVELOPE.

**PETITIONER'S
EXHIBIT NO. 1**

IN RE: DEVELOPMENT PLAN HEARING AND PETITIONS FOR SPECIAL HEARING AND VARIANCE - NE/S Stemmers Run Road, S of Morris Lane (Kenwood's Choice) 15th Election District 5th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XV-220, 94-115-SPH and 94-116-A

Odessa Development, Inc.
Owner/Developer

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan prepared by George W. Stephens, Jr., & Associates, Inc., for the proposed development of the subject property by Odessa Development, Inc., Owner, with 15 single family dwellings, in accordance with Developer's Exhibits 1 and 2. In addition to Development Plan approval, the Owner seeks a special hearing to amend the Final Development Plan of Ka'Nan, in accordance with Section 1801.3.A. 7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), pursuant to the Petition for Special Hearing filed in Case No. 94-115-SPH, and relief from Section 1801.2.C.1.b of the B.C.Z.R. to permit a setback of an additional 8 feet for buildings located adjacent to arterial roadways in lieu of the required additional 20 feet for Lots 5, 17, 18 and 19, pursuant to the Petition for Variance filed in Case No. 94-116-A. The relief sought herein is more particularly described on the development plan submitted into evidence as Developer's Exhibits 1 and 2, and Petitioner's Exhibits 1.

Appearing at the public hearing required for this project were Michael Alderman, President of Odessa Development, Inc., and J. Strong Smith and Barrett Peterson, with G. W. Stephens, Jr. and Associates, Inc., the engineering firm who prepared the Development Plan for the subject site. Numerous representatives of the various Baltimore County agencies

who reviewed the plan attended the hearing. No citizens from the surrounding community appeared in opposition to the proposed development.

Testimony indicated that the subject property is located in the Middlesex area of southeastern Baltimore County and consists of 4.52 acres, more or less, zoned D.R. 5.5. The property is improved with 4 single family homes and is proposed to be developed with 15 additional single family dwelling units. It is to be noted that the density for the subject property would permit a total of 24 dwelling units; however, the Owner seeks only to add 15 new homes to the site.

As to the history of this project, the concept plan conference for this development was conducted on June 28, 1993. As required, a community input meeting was held on August 3, 1993. Subsequently, the developer submitted a development plan and a conference thereon was conducted on October 13, 1993. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments and bearing a last revised date of October 21, 1993, was submitted at the hearing held before me on October 28, 1993.

At the public hearing before me concerning the development plan, I am required to determine what, if any, agency comments remain unresolved. It is to be noted that there were no outstanding issues after the preliminary stage of this development plan hearing and all County agencies offered their support of the plan, subject to some minor technical wording which needed to be added to the plan by the Developer. The Developer agreed to add the minor changes to the plan and the development plan marked as Developer's Exhibit 1, and the accompanying Landscape Plan marked as Developer's Exhibit 2, were approved by this Hearing Officer.

2

In addition to Development Plan approval, the Owners requested a special hearing and variance pursuant to the Petitions filed in Case Nos. 94-115-SPH and 94-116-A. The special hearing was necessary due to the fact that this property was the subject of a previously approved development plan, known as Ka'Nan, in 1981. As such, an amendment to the previously approved plan to show the proposed improvements to the property is necessary. The variance relief sought is necessary for proposed Lots 5, 7, 18, and 19 which are situated along Stemmers Run Road. Inasmuch as Stemmers Run Road is an arterial roadway, the relief requested is necessary in order to develop the property as proposed and maintain a setback consistent with other homes existing along Stemmers Run Road.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan, special hearing and variance shall be approved.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 2nd day of November, 1993 that the development plan for Kenwood's Choice, identified herein as Developer's Exhibits 1 and 2, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve an amendment to the Final Development Plan of Ka'Nan, pursuant to Section 1801.3.A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.1.b of the B.C.Z.R. to permit a setback of an additional 8 feet for buildings located adjacent to arterial roadways in

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lieu of the required additional 20 feet for Lots 5, 17, 18 and 19, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

TMK:bjs



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 613 Morris Lane which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1.b to permit a setback of an additional 8 feet for buildings located adjacent to arterial roadways in lieu of the required additional 20 feet on Lots 5, 17, 18 and 19.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

- 1) Hardship in obtaining reasonable density.
- 2) Flexibility of housing architecture.
- 3) Environmental regulatory constraints restrict the areas of buildable land.

Property is to be protected and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Letter:

Sandra Andrejak
Sandra Andrejak
1125 Sherbourne Road
Towson, MD 21204

Thomas A. Williams
Thomas A. Williams
1125 Sherbourne Road
Towson, MD 21204

George W. Stephens, Jr.
George W. Stephens, Jr.
1125 Sherbourne Road
Towson, MD 21204

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Towson, MD 21204

George W. Stephens, Jr.
George W. Stephens, Jr.
1125 Sherbourne Road
Towson, MD 21204

When the undersigned declare and affirm, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this petition.

Sandra Andrejak
Sandra Andrejak
1125 Sherbourne Road
Towson, MD 21204

Thomas A. Williams
Thomas A. Williams
1125 Sherbourne Road
Towson, MD 21204

George W. Stephens, Jr.
George W. Stephens, Jr.
1125 Sherbourne Road
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George W. Stephens, Jr.
George W. Stephens, Jr.
1125 Sherbourne Road
Towson, MD 21204

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
INCORPORATED
619 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

94-116-A
DESCRIPTION OF LOT #4 OF
KA'NAN SUBDIVISION

SEPTEMBER 9, 1993

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF MORRIS LANE, SAID POINT OF BEGINNING BEING ALSO LOCATED NORTH 36° 40' EAST 164.5 FEET FROM THE INTERSECTION OF THE CENTERLINES OF STEMMERS RUN ROAD AND MORRIS LANE, RUNNING THENCE LEAVING SAID POINT OF BEGINNING, BINDING ON THE SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSE:

- 1) NORTH 44° 42' 28" EAST 70.00 FEET THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES
- 2) SOUTH 45° 17' 32" EAST 134.61 FEET,
- 3) NORTH 48° 16' 20" EAST 173.20 FEET,
- 4) SOUTH 41° 12' 20" EAST 380.65 FEET,
- 5) SOUTH 51° 19' 40" WEST 401.09 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF STEMMERS RUN ROAD RUNNING THENCE BINDING ON SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES
- 6) NORTH 36° 25' WEST 217.19 FEET,
- 7) ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 98.76 FEET, A RADIUS OF 180 FEET, AND CHORD NORTH 30° 04' WEST 58.75 FEET,
- 8) NORTH 39° 45' WEST 84.43 FEET THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES
- 9) NORTH 48° 16' 20" EAST 135.76 FEET,
- 10) NORTH 48° 16' WEST 130.40 FEET TO THE POINT OF BEGINNING, CONTAINING 3.497 ACRES OF LAND MORE OR LESS.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1524 Date of Posting: 9/15/93
Posted for: Odessa Development, Inc. - Kenwood's Choice
Petitioner: Odessa Development, Inc. - Kenwood's Choice
Location of property: 1125 Sherbourne Road, Towson, MD 21204
Location of Sign: Posting at intersection of Sherbourne Rd. & Morris Lane
Remarks: None
Posted by: Timothy M. Kotroco Date of return: 9/15/93
Number of Signs: 3

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING
Project Name: Kenwood's Choice
Project Number: ZV-220
Applicant/Developer: Odessa Development, Inc.
Acres: 4.52
Proposed: 19 single family dwellings (4 existing - 15 new)

CASE NUMBER: 94-115-SPH (Item 122)
164.5' NE from the intersection of Stammers Run Road and Morris Lane
15th Election District - 5th Councilmanic
Legal Owner(s): Sandra Andrejak
Contract Purchaser/Lessee: Odessa Development Corporation
Special Hearing to amend the final development plan of Ka'nan.

CASE NUMBER: 94-116-A (Item 123)
165.5' NE from intersection of Stammers Run and Morris Lane
Lot #4 - 613 Morris Lane
15th Election District - 5th Councilmanic
Legal Owner(s): Sandra Andrejak
Contract Purchaser/Lessee: Odessa Development Corporation
Variance to permit a setback of an additional 8 feet for buildings located adjacent to arterial roadways in lieu of the required additional 20 feet on Lots 5, 17, 18 and 19.

HEARING: THURSDAY, OCTOBER 28, 1993 at 9:00 a.m. in Rm. 106 County Office Building.

Arnold Jablon
Arnold Jablon
Director

cc: Sandra Andrejak
Odessa Development Corporation
Alderman, Daniel & Elger, P.C.
George William Stephens, Jr. & Associates, Inc.

October 18, 1993

Thomas X. Alderman, Esquire
Alderman, DeMed & Riggs, P.C.
300 W. Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 94-116-A, Item No. 123
Petitioner: Sandra Andrejak, et al
Petition for Variance

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 3, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Printed with Recycled Ink
on 100% Recycled Paper

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BALTO. CO.
Item No. 9-133 (WCR)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: *John W. Pilson*
Development Coordinator, DEPRM

RE: Zoning Advisory Committee Meeting
for Item #123 - Ka'nan
Date: 9/27/93

The Development Plan Review Committee has reviewed the subject's development plan. The plan is in compliance with the Zoning Regulations. In addition, the plan complies with the Forest Conservation Regulations.

FWP:

October 5, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #123 - Ka'nan (Kenwoods Choice)
613 Morris Lane
Zoning Advisory Committee Meeting of September 27, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Development of the property must comply with the Forest Conservation Regulations (Sections 14-400 through 14-420 of the Baltimore County Code).

JLP:sp
KA'NAN2/DEPRM/TXTSDB

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: September 30, 1993

SUBJECT: KENWOOD'S CHOICE (KA'NAN)

INFORMATION:

Item Number: 122, 123

Petitioner: Sandra Andrejak

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

On September 23, 1993, the Planning Board tabled this matter regarding the proposed amendment to the Final Development Plan for Kenwood's Choice. Staff will provide comment, following the Board meeting of October 21, 1993.

Prepared by: *Jeffrey M. Long*
Division Chief: *Barry L. Kerns*
PK/JL:lw

Thomas X. Alderman, Esquire
300 Allegheny Avenue
Towson, MD 21204

RE: Preliminary Petition Review
Legal Owner: Sandra Andrejak
613 Morris Lane
15th Election District

Dear Mr. Alderman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

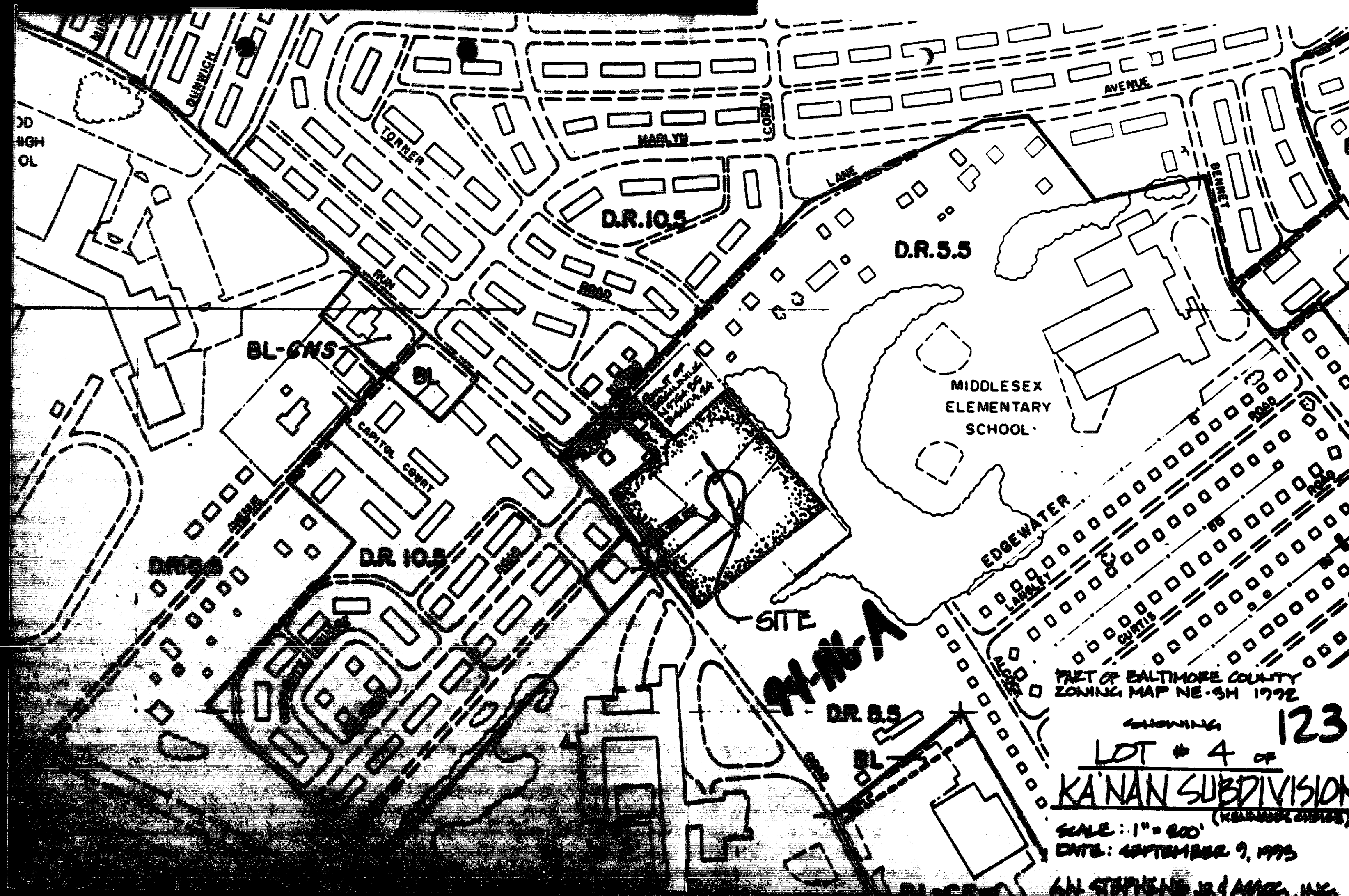
Very truly yours,

William A. Hilton
William A. Hilton
Planner I

CHM:scj

cc: Zoning Commissioner

Enclosure: None



SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units/Acre	Units Proposed
DC 55	4.52	240	N/A	15
Total	4.52	240	N/A	15

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed (Acres)	Average Daily Trips	Phase	Development Schedule
SINGLE FAMILY	4 EXIST 15 PROP	56	56	0.264	0.924	166		
Total	15	56	56	0.264	0.924	166		

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	
100 Year Flood Plain	
Forest Buffer (DEPRM Approved)	
Amenity Areas	
Trails and Connectors	
Other PASSIVE OPEN SPACE	0.924
FOREST RETENTION AREA	
Total Provided	0.924
Proposed Ownership	BALCO CO

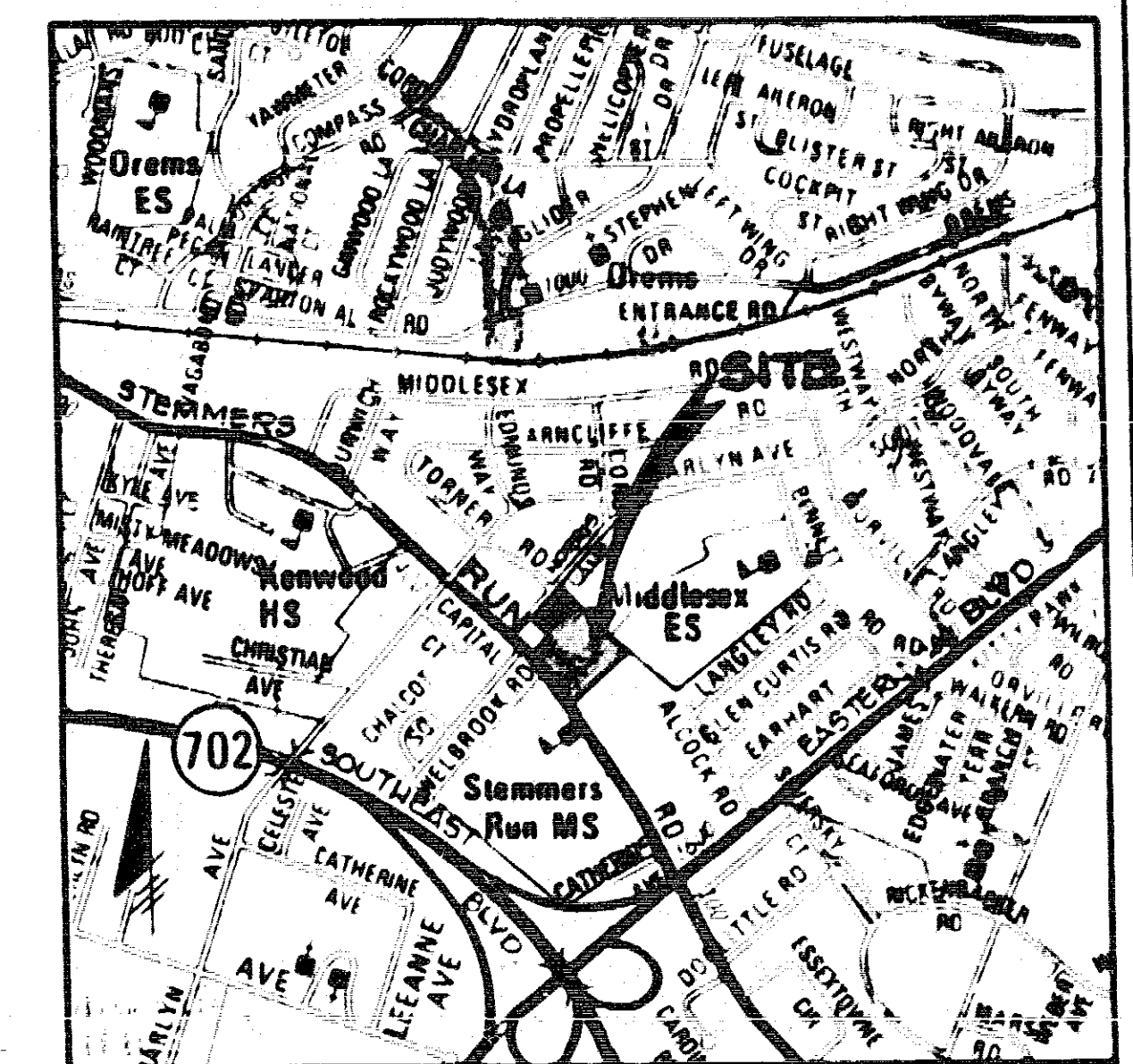
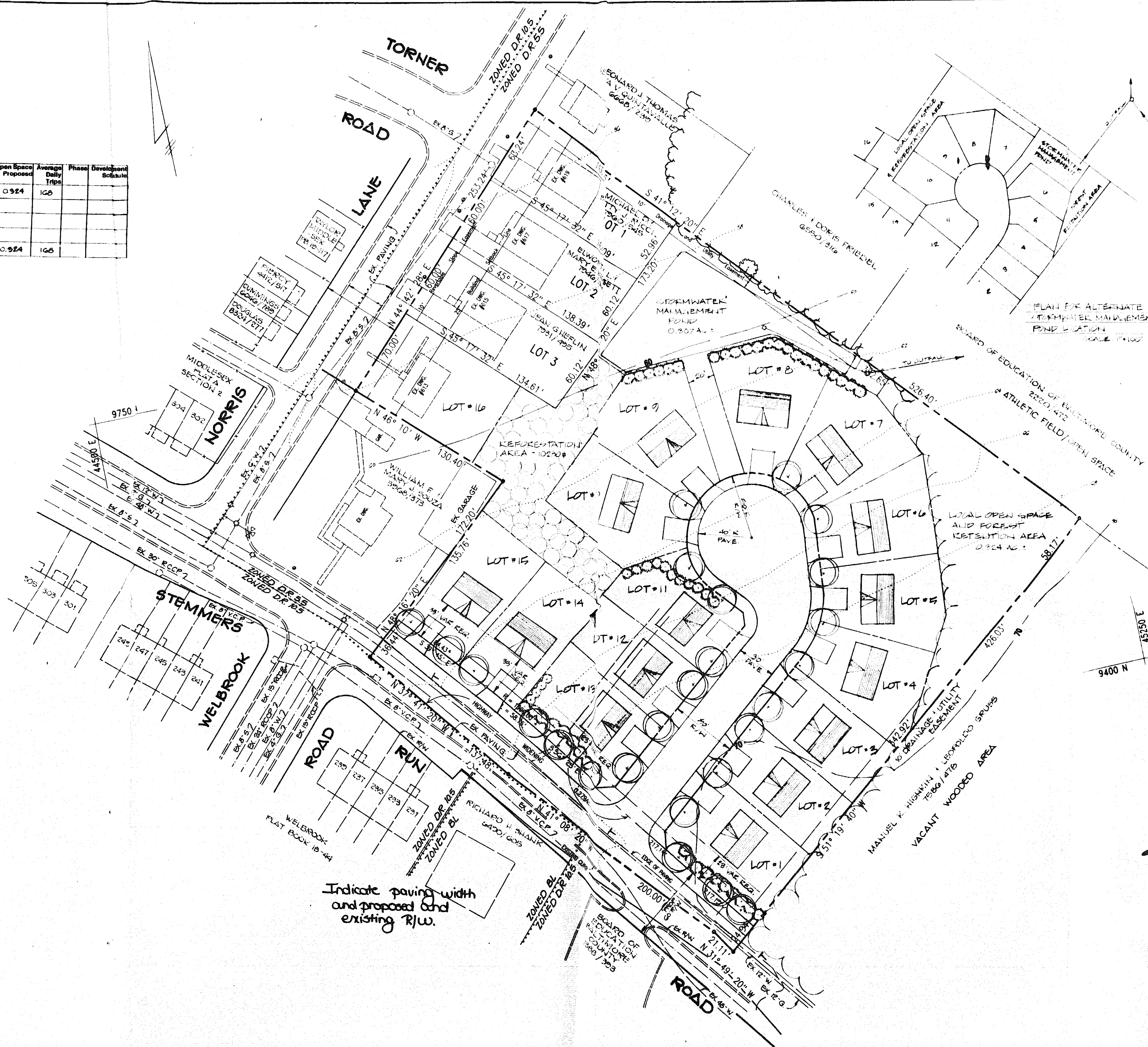
Undeveloped Areas	Acres
Storm Water Management	0.307
HQA/CDA Areas	
Other (FOREST CONSERV)	0.296
Total Provided	0.603

ADDITIONAL INFORMATION

Anticipated Actions:
 Variances: NONE
 Waivers: NONE
 Special Exceptions: NONE
 Other: none
 Consistency with design manuals:

ZONING REQUEST

VARIANCE FROM DCZ 150.2.2.10 TO PERMIT AN ADDITIONAL SETBACK OF 3' FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS IN LIEU OF THE REQUIRED 20' ON LOTS 1, 13, 14, & 15.



VICINITY MAP
SCALE: 1" = 100'

94-116-A

POST
Purposes

Indicate paving width and proposed and existing R/W.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

OWNER/DEVELOPER
ODESSA DEVELOPMENT INC.
11555 SHERBOURNE DRIVE
TIMONIUM, MARYLAND 21088

TAX ACCOUNT # 15-1900001534

CONCEPT PLAN
SITE PROPOSAL MAP

RESUBDIVISION OF KANAN LOT #4
PLAT REFERENCE: E.H.K. JR. LIBER 47 FOLIO 14

KENWOOD'S CHOICE

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT # 15
COUNCILMANIC DISTRICT # 5
SCALE: 1" = 40'
DATE: JUNE 1, 1993

[illegible]

SOIL TYPES & SIMILATIONS				
TYPE	BUILDING	BUILDING	PARKING	CLASS
	W/ BASEMENT	W/O BASEMENT		
EXP	SEVERE	SEVERE	SEVERE	C

655 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 823-8120

TAX ACCOUNT # 15000001534